

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD
MINUTES
February 16, 2010

The Architectural Review Board held its regularly scheduled meeting in the City Council Chambers at 6120 Broadway on Tuesday, February 16, 2010 at 5:30 p.m.

Members present and composing a quorum of the Board:

Mike McGlone, Chairman
Suzanne Bettac
Phil Solomon
Kathy O'Brien

Members absent:

David Monnich
Paul Fagan
Charles John

Staff Members Present:

Gracie Flores, Community Development Representative
Kathy Rodriguez, Community Development Coordinator
Brian Chandler, Community Development Director

The meeting was called to order by Mr. McGlone at 5:38 p.m.

A motion was made by Ms. Bettac to approve the minutes from January 19, 2010 as submitted. It was seconded by Mr. Solomon.

The motion was approved with the following vote:

FOR: McGlone, Bettac, Solomon, O'Brien
AGAINST: None

A motion was made by Ms. Bettac to hear the Final Building and Landscape cases before the Signage cases. It was seconded by Ms. O'Brien.

The motion was approved with the following vote:

FOR: McGlone, Bettac, Solomon, O'Brien
AGAINST: None

CASE NO. 355 F, Application of San Antonio Country Club, proposed parking area including, landscape, irrigation, and lighting located at 157-159 Burr Rd., zoned P 157-159 Burr Rd.

Bob Worth, Board Member; Marvin Jones, President; Sylvia Cevallos, Manager; Mac Chesney, Architect; Les Bell, Landscape Architect; and Gary Smith, Pape Dawson were present. Mr. Worth explained that in 1991, the Planning & Zoning Commission approved lots 35, 36, and 37 Blk 3 for re-zoning (Case# 209) from MF-D to P (parking district). Mr. Worth described the lot fencing, landscaping, and tree species that is existing as well as what is proposed. Mr. Worth also stated that one (1) Pecan tree would be removed as well as one (1) Mesquite tree.

The Board extensively discussed whether or not the placement and position of the proposed sidewalk was would eventually incur safety in addition to maintenance issues.

Ms. Rodriguez, explained that the proposed parking lot meets or exceeds all of the Parking District requirements, including 1) ensuring that light fixtures do not exceed fifteen (15) feet in height and that the light is fully-contained within the property to limit the impact on neighboring properties 2) requiring an eight (8) foot landscaped buffer around the perimeter and 3) requiring a three (3) to six (6) foot wall, fence or hedge to screen from adjacent residential properties, which is proposed to be a wood/wire security fence.

Mr. Phil Jacobs, 162 Burr Rd., stated that he did not feel irrigation was needed for such a small area.

Mr. George Schroeder, 172 Katherine Ct., stated that although he doesn't oppose the project design, he was concerned about the possibility of drainage onto the alley way which leads to his property. Mr. Schroeder stated that he would prefer the lighting to be time controlled.

Mr. Solomon made a motion to approve Case 355 F as submitted with the stipulation that the existing driveway approach located along Burr Rd. be removed. It was seconded by Ms. O'Brien.

The motion was approved with the following vote:

FOR: McGlone, Bettac, Solomon, O'Brien

AGAINST: None

**CASE NO. 357 F, 5939 Broadway, Application of Michael Wakely, owner, proposed paint scheme for Sherwin Williams located at 5939 Broadway, zoned B-1
5939 Broadway**

Michael Wakely, property owner, explained that the current colors consist of white for the body with blue and gold accent colors and the proposed exterior colors will be topaz for the body with blue and beige accent colors.

Ms. O'Brien made a motion to approve Case 357 F as submitted. It was seconded by Ms. Bettac.

The motion was approved with the following vote:

FOR: McGlone, Bettac, Solomon, O'Brien

AGAINST: None

**CASE NO. 356 S, Permanent signage for Sherwin Williams
5939 Broadway**

Michael Wakely, property owner describes the proposed signage. Ms. O'Brien stated that she did not feel the color scheme of the proposed signage would match with the proposed building paint scheme. Ms. Bettac stated that she agreed with Ms. O'Brien. Ms. O'Brien stated that the proposed signage on the back of the building was not necessary.

Ms. Bettac made a motion to approve Case 356 S as submitted with the following stipulations: 1) Southside handpainted logo only on the top corner of the façade; 2) On front side, no blade sign only letters with reverse channel halo lighting; and 3) No signage for the rear entrance, only logo decal to be placed on glass door. It was seconded by Mr. Solomon.

The motion was approved with the following vote:

FOR: McGlone, Bettac, Solomon, O'Brien

AGAINST: None

**CASE NO. 358 S, Permanent signage for Annie Gogglynn Kids
5009 Broadway**

The Board discussed the color, font, materials, and illumination for the proposed signage. The Board discussed the placement of (B) signage and whether or not it would be visible if it were moved to eye level. Mr. George Geis, property owner, stated that he felt it would not be visible if it were to be placed at eye level.

Ms. O'Brien made a motion to approve Case 358 S as submitted with the following stipulations: A signage on Broadway approved as submitted and B signage facing courtyard approved with the stipulation that there be no neon. It was seconded by Mr. Solomon.

The motion was approved with the following vote:

FOR: McGlone, Bettac, Solomon, O'Brien

AGAINST: None

**CASE NO. 359 S, Permanent signage for MBS Fitness
5025 Broadway**

Bill Hall, representative, described the location, dimension, and color of the signage request.

Mr. Solomon made a motion to approve Case 359 S as submitted with the stipulation that there be no phone numbers on the signage. It was seconded by Ms. Bettac.

The motion was approved with the following vote:

FOR: McGlone, Bettac, Solomon, O'Brien
AGAINST: None

There being no further business, the meeting was adjourned.

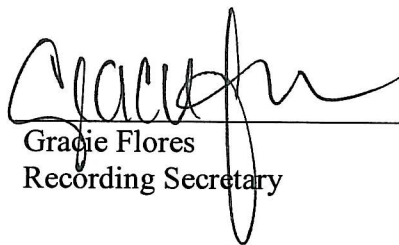
THE PROCEEDINGS OF THE MEETING ARE RECORDED ON COMPACT DISC AND THESE MINUTES ARE ONLY A SUMMARY OF THE MEETING. THESE MINUTES ARE NOT A VERBATIM TRANSCRIPT OF THE PROCEEDINGS AND DO NOT PURPORT TO INCLUDE ALL IMPORTANT EVIDENCE PRESENTED OR STATEMENTS MADE.



Mike McGlone, Chairman

3/16/10

Date Signed & Filed



Gracie Flores
Recording Secretary